£1,150 Per Month

New Road, Portsmouth PO2 7QS

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- NEWLY RENOVATED
- TWO BEDROOM APARTMENT
- FIRST FLOOR
- MODERN INTERIOR
- STUNNING CONDITION
- FITTED KITCHEN
- CENTRAL LOCATION
- AVAILABLE NOW
- CALL NOW TO ARRANGE YOUR VIEWING
- COUNCIL TAX BAND A

Welcome to this beautifully renovated two-bedroom first floor apartment located on New Road in the vibrant city of Portsmouth. This converted flat boasts a private ground floor entrance, ensuring both convenience and privacy for its residents.

Upon entering, you will be greeted by a stunning modern interior that has been thoughtfully designed to create a welcoming atmosphere. The spacious reception room provides an ideal space for relaxation or entertaining guests, while the fitted kitchen is equipped with contemporary appliances, making it perfect for culinary enthusiasts.

The two well-proportioned bedrooms offer ample space for rest and relaxation, catering to both individuals and small families alike. The bathroom is stylishly appointed, providing a comfortable and functional space for daily routines.

This apartment is not only a delightful living space but also benefits from its prime location, placing you within easy reach of local amenities, transport links, and the picturesque waterfront that Portsmouth is renowned for.

Do not miss the chance to make this stunning apartment your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk











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PROPERTY INFORMATION

Right to Rent Checks

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

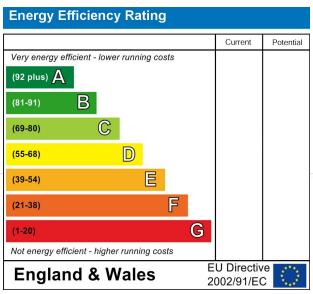
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
· Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
· Council tax (payable to the billing authority);
· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
· Reasonable costs for replacement of lost keys or other security devices;
· Contractual damages in the event of the tenant's default of a tenancy agreement; and
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



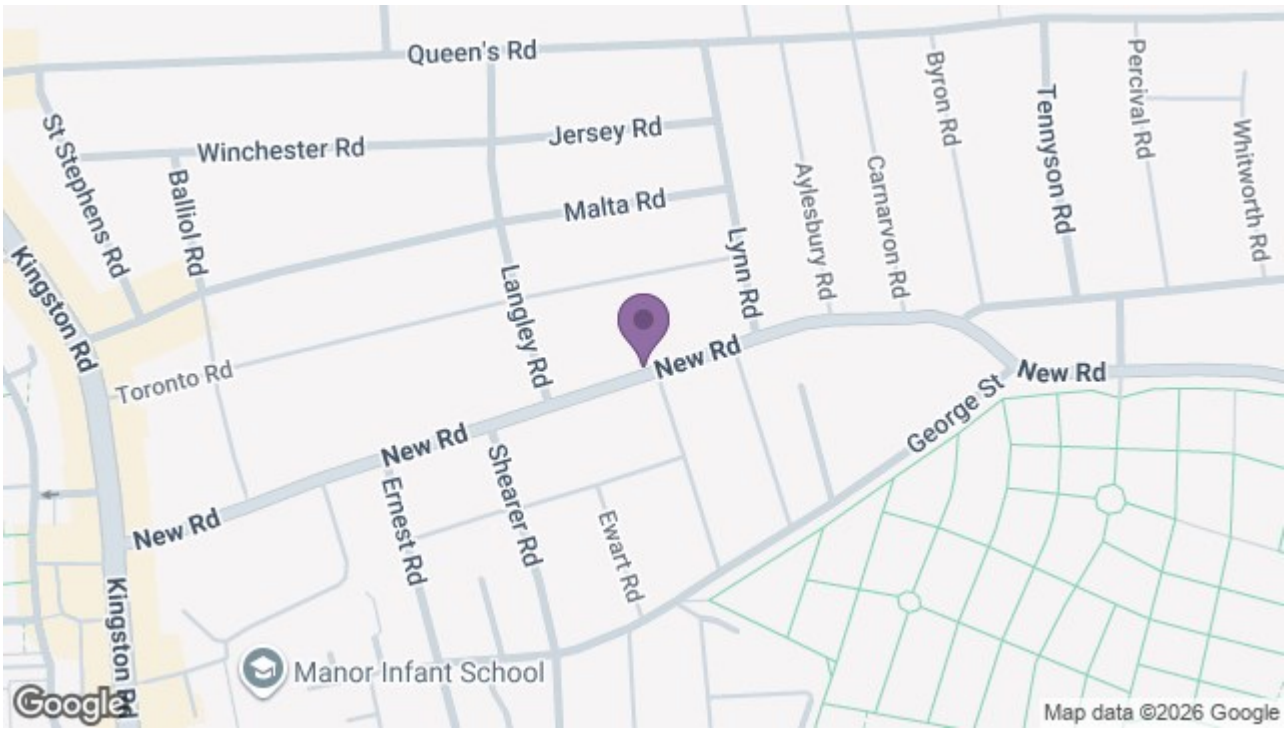








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t: 02392 728090